136.0	0005	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,088,700 / 1,088,700
					USE VALUE:	1,088,700 / 1,088,700
					ASSESSED:	1,088,700 / 1,088,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASER KENNETH R---ETAL
Owner 2:	LUTWAK SUSAN D
Owner 3:	
Street 1:	14 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,652 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 2835 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7652.000	503,300	800	584,600	1,088,700
Total Card	0.176	503,300	800	584,600	1,088,700
Total Parcel	0.176	503,300	800	584,600	1,088,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.05 | /Parcel: 384.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	503,100	800	7,652.	584,600	1,088,500	1,088,500	Year End Roll	12/18/2019
2019	101	FV	398,300	800	7,652.	617,100	1,016,200	1,016,200	Year End Roll	1/3/2019
2018	101	FV	398,300	800	7,652.	454,700	853,800	853,800	Year End Roll	12/20/2017
2017	101	FV	398,300	800	7,652.	435,200	834,300	834,300	Year End Roll	1/3/2017
2016	101	FV	398,300	800	7,652.	402,700	801,800	801,800	Year End	1/4/2016
2015	101	FV	375,700	800	7,652.	337,800	714,300	714,300	Year End Roll	12/11/2014
2014	101	FV	375,700	800	7,652.	330,000	706,500	706,500	Year End Roll	12/16/2013
2013	101	FV	375,700	800	7,652.	314,400	690,900	690,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13780-84		9/1/1979		97,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	779	Add Bath	45,490	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2017	Inspected	PH	Patrick H
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	345	PATRIOT
11/5/1999	Meas/Inspect	266	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7652		Sq. Ft.	Site		0	90.	0.85	10									584,607						584,600	

Total AC/HA: 0.17567 | Total SF/SM: 7652 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 584,607 | Spl Credit | Total: 584,600

User Acct

87827

GIS Ref

GIS Ref

Insp Date

10/26/17

!10603!

PRINT

Date	Time
12/11/20	00:53:36

LAST REV

Date	Time
10/26/20	09:00:06

danam

PAT ACCT. 10603

USER DEFINED

Prior Id # 1:	87827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16874909
Const Adj.:	1.03020000
Adj $ / SQ:	156.526
Other Features:	84500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729390
Depreciation:	226111
Depreciated Total:	503279

COMMENTS

OF=WET BAR SINK IN KIT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

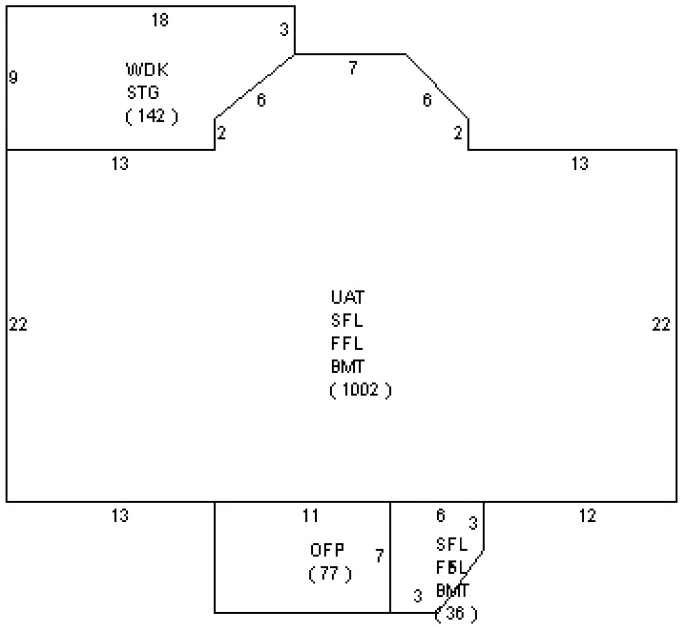
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	228.53
Special Features:	0	Val/Su Net:	136.99
Final Total:	503300	Val/Su SzAd	248.65

SKETCH



SUB AREA

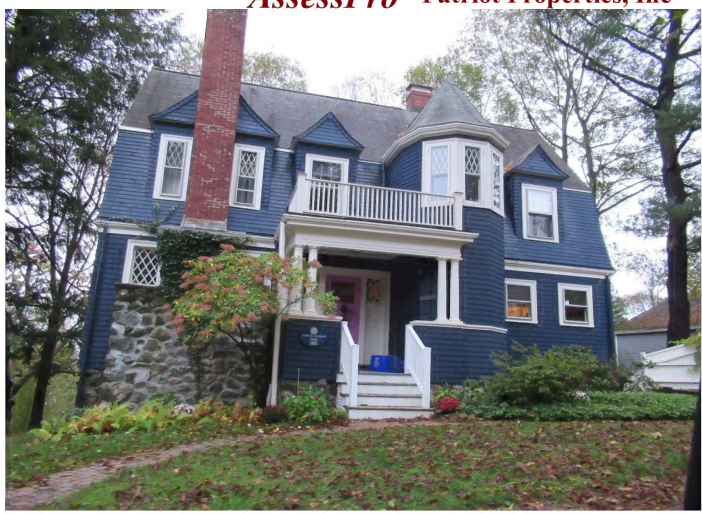
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,038	65.270	67,752
FFL	First Floor	1,038	156.530	162,474
SFL	Second Floor	986	156.530	154,350
UAT	Upper Attic	251	97.830	24,506
STG	Storage	142	7.630	1,084
WDK	Deck	142	13.440	1,908
OFP	Open Porch	77	39.070	3,009
	Net Sketched Area:	3,674	Total:	415,083
Size Ad	2024.0999	Gross Are	4477	FinArea 2835

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
SFL	95				
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0005-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	G	AV	1970	4.49	T	39.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800